185.A	0001	0005.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	665,400	/	665,400
USE VALUE:	665,400	/	665,400
ASSESSED:	665,400	/	665,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
40		HATHAWAY CIR, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	DELYANI GEORGE G & JOANNE
Owner 2:	LIFE ESTATE
Owner 3:	
Street 1:	40 HATHAWAY CIR
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	DELYANI GEORGE G-JOANNE -
Owner 2:	-
Street 1:	40 HATHAWAY CIR
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .159 Sq. Ft. of land mainly classified as One Family with a Split Level Building built about 1959, having primarily Vinyl Exterior and 1328 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6909.000	226,300		439,100	665,400
Total Card	0.159	226,300		439,100	665,400
Total Parcel	0.159	226,300		439,100	665,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 501.05 | /Parcel: 501.05

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 131271

GIS Ref

GIS Ref

Insp Date 08/30/18

!14380!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 185.A-0001-0005.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	226,300	0	6,909.	439,100	665,400		Year end	12/23/2021
2021	101	FV	218,100	0	6,909.	439,100	657,200		Year End Roll	12/10/2020
2020	101	FV	218,100	0	6,909.	439,100	657,200	657,200	Year End Roll	12/18/2019
2019	101	FV	230,500	0	6,909.	439,100	669,600	669,600	Year End Roll	1/3/2019
2018	101	FV	236,800	0	6,909.	370,100	606,900	606,900	Year End Roll	12/20/2017
2017	101	FV	236,800	0	6,909.	338,700	575,500	575,500	Year End Roll	1/3/2017
2016	101	FV	236,800	0	6,909.	288,500	525,300	525,300	Year End	1/4/2016
2015	101	FV	196,200	0	6,909.	250,900	447,100	447,100	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	18:53:41

LAST REV

Date	Time
09/13/18	12:21:21
apro	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 14380

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DELYANI GEORGE	1527-13	1	5/23/2018	Convenience	99	No	No		
	906-27		6/1/1978		54,500	No	No		Y

USER DEFINED

Prior Id # 1:	131271
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
8/30/2018	Inspected	CC	Chris C
8/3/2018	MEAS&NOTICE	BS	Barbara S
10/20/2008	Meas/Inspect	163	PATRIOT
1/13/2000	Mailer Sent		
1/6/2000	Measured	163	PATRIOT
7/23/1993		PC	PHIL C

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6909		Sq. Ft.	Site		0	70.	0.91	7									439,088						439,100	

Total AC/HA:	0.15861	Total SF/SM:	6909	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	
Total:	439,088	Spl Credit		Total:	439,100				

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	21 - Split Level		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1959	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	100.00
Size Adj.:	1.35000002
Const Adj.:	0.99989998
Adj $ / SQ:	134.987
Other Features:	82467
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	307507
Depreciation:	81182
Depreciated Total:	226325

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	1

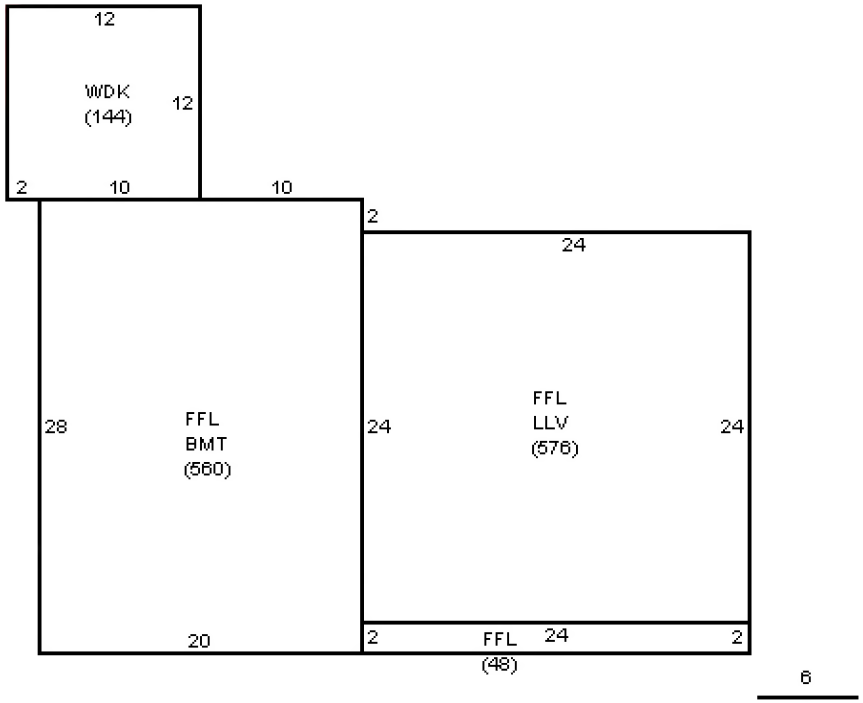
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	134.99
Special Features:	0	Val/Su Net:	91.84
Final Total:	226300	Val/Su SzAd	191.13

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,184	134.990	159,824
LLV	Lower Level	576	70.610	40,674
BMT	Basement	560	40.500	22,678
WDK	Deck	144	12.940	1,864

Net Sketched Area:	2,464	Total:	225,040

Size Ad	1184	Gross Area	2464	FinArea	1328

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
LLV	100	RRM	25		

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

PARCEL ID

185.A-0001-0005.0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc